



Point of the Mountain State Land Authority Board

October 8<sup>th</sup>, 2019

Rampton Board Room – Utah State Capitol

3:00 pm – 4:30 pm

**MINUTES**

(unapproved)

Lt. Governor Cox called the meeting to order at 3:06 pm.

Board members present in person were: Lt. Governor Spencer Cox, Representative Steve Handy, Senator Jerry Stevenson, Val Hale, Mayor Ramsey, April Cooper, and Senator Lincoln Fillmore.

Board member Mayor Walker attended by phone.

Absent Board members: Representative Lowry Snow, Interim Commissioner David Woolstenhulme

Others present in person: Alan Matheson, Executive Director for the Point of the Mountain State Land Authority Board, Chris Pieper, Attorney General's Office, Kirsten Rappleye, Chief of Staff to the Lt. Governor, Tyler Cain, Executive Assistant to the Lt. Governor, Jake Young, Salt Lake County Regional Planner, Ryan Perry, Director of Regional Planning and Transportation for Salt Lake County, and 5 members of the public.

The Board moved to approve minutes for the September 24<sup>th</sup>, 2019 meeting.

Motion: Senator Stevenson      Second: Val Hale

Final Vote: Unanimous

Lt. Governor opened the meeting to public comment.

No members of the public provided a comment.

Alan indicated the Board is seeking an additional \$602,500 from the legislature. Additionally, the State Treasurer's Office agreed to provide administrative support to the Point of the Mountain State Land Authority.

Senator Stevenson mentioned this budget revision could be formally addressed during the annual legislative session in January 2020.

Mayor Walker expressed the need for funding a transportation alternatives analysis at the project site.

1. Welcome/Call to Order/Establish Quorum

2. Approval of Minutes

3. Public Comment

4. Approve the Authority's Revised FY2020 Budget

Chris Pieper stated the Authority has the ability to hire external legal counsel.

The Board agreed to adopt the proposed revised FY 2020 Budget.

Motion: Mayor Walker      Second: Jim Russell

Final Vote: Unanimous

4. Approve the Authority's Revised FY2020 Budget

Alan updated the Board he had recently met with the Governor's Office of Management and Budget and preliminarily crafted the FY2021 Conceptual Budget. There would be no obligation from the Board to formally adopt the conceptual budget. Instead, approval of the conceptual budget would authorize Alan to continue engaging in planning discussions with GOMB.

5. Approve the Authority's Conceptual FY2021 Budget

April Cooper mentioned the prospect of the Authority forming a future joint-venture with a private development firm to develop the project site.

The Board moved to approve the Authority's Conceptual FY2021 Budget

Motion: Jim Russell      Second: Mayor Ramsey

Final Vote: Unanimous

Alan presented the proposed procurement policy for the Authority. The proposal had been previously vetted and preliminarily approved by the Attorney General's Office.

6. Approve the Authority's Procurement Process

Jim Russell offered that DFCM may be the most appropriate entity to provide support for crafting RFPs and value-based selection guidance instead of the Division of Purchasing.

The Board moved to approve the Authority's Procurement Process

Motion: Val Hale      Second: Senator Stevenson

Final Vote: Unanimous

The Board discussed the appropriate dollar threshold for when it would be necessary to approve procurements vs. authorizing the Executive Director to make the decision (e.g. an acquisition of a service exceeding \$50,000 or another amount).

7. Authorize Issuance of RFPs

The Board moved to authorize the Executive Director to draft and issue the following RFPs, in consultation with interested board members, under the State Division of Purchasing's courtesy services, as advised by counsel, and subject to available funding: legal counsel, public relations/public involvement consultant, market analyst, transportation consultant, and design consultant. The Board will ultimately select and approve any acquisitions exceeding \$50,000, with the stipulation this threshold is subject to future reassessment.

Motion: Mayor Ramsey      Second: Mayor Walker

Final Vote: Unanimous

The Board determined the site visit would occur on November 12<sup>th</sup>, 2019.

8. Schedule Draper Prison Site Visit

Ryan Perry and Jake Young from Salt Lake County provided a presentation regarding the growth strategy for the west bench of Salt Lake County.

9. Presentation on the Oquirrh View Planning Process

Senator Filmore departed at 4:17 pm.

Lt. Governor Cox departed at 4:20 pm.

A quorum was still maintained.

Alan reported the Board had received their first request for an easement from Bluffdale City, which would be discussed at a future meeting.

Alan articulated the responsibilities and expectations of the Authority defined in statute.

April Cooper and Mayor Ramsey requested a greater understanding of the current easements affecting the project site.

Jim Russell stated DFCM can perform some supplemental research into the current easements affecting the property.

Representative Handy recommended future research into nationally-recognized "smart cities," which could influence the discussion of sustainability, safety, and transportation.

The Board moved to adjourn the meeting.

Motion: Representative Handy  
Final Vote: Unanimous

Second: Mayor Walker

The meeting adjourned at 4:26 pm

10. Discussion of the Authority's Goals, Success Measures, and Next Steps

11. Adjourn